



CITY OF DURHAM | NORTH CAROLINA

Date: April 25, 2012

To: Thomas J. Bonfield, City Manager
Through: Keith Chadwell, Deputy City Manager
From: Reginald J. Johnson, Interim Director
Department of Community Development
Subject: Southside Architect and Engineering Contract
Amendment II – Southside West Revitalization

Executive Summary

On May 2, 2011, the City Council approved an architectural and engineering Contract between the City of Durham and the Center for Community Self-Help in the amount of \$138,000.00. The Contract provided funding for Self-Help to hire O'Brien Architecture and Haden Stanziale, Planners, Landscape Architects and Civil Engineers to create house designs and a detailed development plan for the Southside project area. The house plans will be used by the Center for Community Self Help along with other non-profit builders to develop approximately 45 homes. On October 20, 2011, the City Council approved an Amendment in the total contract amount of \$218,650.00. The Amendment allowed additional design and surveying services that were needed for the Beamon/Piedmont assemblage and other portions of the neighborhood included in the initial homeownership development plan.

Now that the detailed Development Plan is completed, the next step is to submit a site plan incorporating portions of Hillside Avenue, South Street, Scout Drive, Piedmont Avenue and the Beamon/Piedmont assemblage and to prepare construction and bid documents for the proposed site preparation and infrastructure improvements.

Recommendation

The Department of Community Development recommends that City Council authorize the expenditure of up to \$142,122.00 in housing bond program income for architectural and engineering services in the Southside neighborhood and authorize the City Manager to execute an Amendment to the architectural and engineering Contract between the City of Durham and the Center for Community Self-Help increasing the total Contract amount from \$218,650.00 and expanding the scope to include site plan preparation and submittal, site preparation and infrastructure bid documents, construction observation and related design services.

Background

At its May 2, 2011 meeting, City Council authorized the execution of a grant agreement with Self Help for architectural and other design services associated with the development of the initial 45 homeownership units in Southside. On October 20, 2011, the City Council approved an Amendment to the Contract to allow for additional design and surveying services that were needed for the Beamon/Piedmont assemblage located near the intersection of Piedmont Avenue and Roxboro Street.

The second Amendment includes the following primary components:

1. Southside West
Includes the scope of work in the original design contract plus the additional work needed to fill Hillside North and Beamon Street which will be used for a spoil site and the two parcels located on the south side of Chestnut Street (currently owned by the Center for Community Self-Help). Included are site plan approval and permitting, construction documents and bidding assistance, construction observation and as-builts and certifications.
2. Community Gateways
Includes design, construction documents, bidding, construction observation and related services associated with signage and landscaping improvements in those locations identified as community gateways.
3. Study Area Expansion (Optional)
Other specific properties have been identified that are potentially available for acquisition that would greatly enhance the marketability of the homeownership units. Incorporating the properties into the site plan is included in the Amendment as an optional service.

4. Utility Infrastructure Improvements (Optional)
Includes infrastructure improvements in the streets of the neighborhood (water and sanitary and storm sewer) should inspection determine that replacement is required.

Issues/Analysis

The timeline for homeownership development is to begin the preparation of the final site plan drawings in May with the goal of obtaining site plan approval in September. The bid package for grading and other site preparation would be issued in August with Council approval of the contract in early October. The bid package for infrastructure improvements would be issued in November with Council approval of the contract in December. New home construction would begin in early December after the grading and site preparation are completed. Completion of all infrastructure improvements is projected for April 2013.

Alternatives

The City Council may elect not to approve the proposed Amendment and to instead postpone the construction of homeownership units in Southside. To otherwise obtain the services provided under the Amendment would require a Request for Qualifications to select an alternate design team which would delay the project by several weeks.

Financial Impacts

Housing bond program income in the amount of \$142,122.00 is budgeted and available for this Contract Amendment.

SDBE Summary

The Center for Community Self-Help shall comply with all applicable provisions of Chapter 26 of the Durham City Code (Equal Business Opportunities Ordinance), as amended from time to time, as they apply. The failure of the Center for Community Self-Help to comply with that chapter shall be a material breach of contract which may result in the rescission or termination of this contract and/or other appropriate remedies in accordance with the provisions of that chapter, this Contract and State law.